

Statement of Justification  
40266 Water St  
Waterford, Va 20197

1. Moxley Hall was built in 1868. It is a late federalist style and made of field stone. Center passage plan with interior end chimneys with a service wing to the rear.
2. We are proposing a simple black painted wrought iron rail for the front concrete steps. We have submitted two options for approval.
3. We changed home owners insurance and the new company, after inspection, required us to install a hand stair railing with in 60 days of notice.
4. There are numerous examples of simple black wrought iron stair railings throughout Waterford. The proposed railing options meet the Waterford Guidelines and reflects size, materials, proportion and placement for the Waterford historic district.